

# \$139,900 - 26, 41310 Range Road 282, Rural Lacombe County

MLS® #A2159874

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.08 Acres

DeGraff Resort, Rural Lacombe County,  
Alberta

Welcome to your 3-Season home located at DeGraff's RV Resort. Nicely treed lot 40' X 85' with the option to lease an additional 10' feet at the rear from the County of Lacombe for \$300.00 per year. Included is this 2013 Sunset Trail 5th wheel featuring an electric fireplace, spacious primary bedroom, 2nd bedroom with bunk beds and a pull-out couch plus 2 bathrooms. All furnishings included plus a 10 X 15 storage shed, gazebo, deck, patio furniture and bar-b q . The De Graff RV and Residence Resort is located in the heart of Central Alberta, just 15 minutes west of Lacombe. Positioned on the eastern shores of Gull Lake, the resort is easily accessible from Highway 12 and offers the perfect opportunity to own your own lot. Explore the 2000-meter walking trails, have a picnic by the pond, build sandcastles on the beach, or challenge your friends to a game at the horseshoe pits. Sports enthusiasts can enjoy the pickleball and basketball courts, as well as nearby golf courses at Lacombe Golf and Country Club, Nursery, and Ponoka GCC. Families with children will love the two playgrounds, fishing docks, and private boat launches. The resort also provides year-round washrooms and shower facilities. Park maintenance and water are included in the condo fees of only \$176.52 per month.



## Essential Information

MLS® #	A2159874
Price	\$139,900
Bathrooms	0.00
Acres	0.08
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	26, 41310 Range Road 282
Subdivision	DeGraff Resort
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

## Amenities

Amenities	Beach Access, Playground, Visitor Parking
-----------	---

## Additional Information

Date Listed	August 24th, 2024
Days on Market	222
Zoning	32

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.